

APPLICATION NUMBER: 25/00196/HOUS

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Location:	5 Woodlands Avenue Rochdale OL11 5HJ
Proposal:	Erection of a part single/part two storey side extension together with alterations to first floor rear window opening including the formation of new driveway to front elevation with associated dropped kerb and new boundary treatments
Applicant:	Mr P Gilchrist
Case Officer:	Hamish Rigg
RECOMMENDATION:	Grant subject to conditions

DELEGATION	Applicant a Council Member or officer?	N
	Contrary to previous decision?	N
	Called in or Planning Panel objection?	N

COMMENTS	Planning Panel comments received?	N
	Neighbour comments received?	N

CONDITIONS	Pre-commencement conditions proposed?	N
	Pre-commencement conditions agreed (or notification period expired)?	n/a

Location

The application relates to no. 5 Woodlands Avenue; a two-storey semi-detached dwelling in Bamford, Rochdale. Woodlands Avenue forms part of a wider residential estate, comprising houses of similar design and material palette. The character of the area is typically suburban, consisting of medium density housing, soft landscaping, and quiet streets.

The site lies approximately 100m west of Moorgate Avenue Conservation Area, however it is not considered to be within its setting.

No. 5 sits on the corner of Woodlands Avenue and York Avenue. It faces east, overlooking a front garden and the adopted public highway. It adjoins no. 7 to the north and is flanked by the pavement on York Avenue to the south. The rear boundary of the curtilage faces west, bordering the curtilage of no. 2 York Avenue.

The application site is bound by a red brick wall and hedgerow along its southern and eastern street-facing boundaries.

Description of Proposal

Permission is sought for a part two-storey, part single-storey side extension, together with alterations to the front driveway, including the creation of a new access from Woodlands Avenue, and alterations to the first floor rear window.

Side extension:

The side extension comprises a hipped roof on both the two-storey and single-storey aspects. The two-storey aspect would accommodate a new living space, study, bedroom and en-suite with associated windows at both floors, as well as a loft room with a sky light. The single-storey aspect would accommodate a garage with a front garage door.

The two-storey side extension would be set back 0.4m from the front elevation, measuring 5m (width) X 8m (depth) X 5m (eaves height) X 8.5m (maximum height). The single storey side extension would be set back 0.8m from the front elevation, measuring 3m (width) X 7.6m (depth) X 3.2m (eaves height) X 7.6m (maximum height).

Proposed materials include brickwork, render, roof tiles, stone cills and lintels, and UPVC windows and doors to match the existing dwelling.

Boundary treatments and driveway:

Alterations to the boundary treatment include the infilling of the existing access to the rear by extending the brick boundary wall, whilst creating a new access off Woodlands Avenue with 1.8m high steel black gates with brick pillars. This would involve dropping the curb.

Alterations to the driveway include the installation of permeable paving to create a parking space

Window alterations:

Expansion of first-floor rear window serving the bathroom.

Relevant History

17/00109/HOUS- Grant STC

Erection of a soil vent pipe on side elevation facing a highway

16/00650/HH41- Prior Approval not required

Prior notification for a single storey rear extension measuring 6.0m from the rear of original dwelling (with a maximum height of 3.744m and height to the eaves is 2.420m)

16/00437/HH42 - Refused

Prior notification for a single storey rear extension measuring 6m from the rear of original dwelling (with a maximum height of 3.744m and height to the eaves is 2.420m)

Township/Member comments

None

Consultee responses

Highways 03/04/2025:

No objection

Representations

Letters of notification were sent to neighbouring properties 27/03/2025; no objections were raised.

Policy

National

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Sub-Regional

Places for Everyone Joint Development Plan (PfE)

The Places for Everyone Joint Development Plan was adopted and became part of the statutory development plan for each of the 9 authorities covered by the plan on 21st March 2024. The following policies are relevant:

JP-P1 Sustainable places

Local

Saved Rochdale Unitary Development Plan (UDP) 2006:

G/D/1 Defined Urban Area

Adopted Rochdale Core Strategy (CS) 2016:

The Rochdale Core Strategy was adopted on 19th October 2016. The following policies are relevant:

P3 Improving Design of New Development
DM1 General Development Requirements
T2 Improving Accessibility
Appendix 5 Schedule of Parking Standards

Amendments

None Applicable

Assessment

Design: DM1 and P3

When read collectively, the NPPF, policies P3 and DM1 of the Core Strategy, and policy JP-P1 of Places for Everyone seek to achieve development of high quality design, by respecting context where it is positive and having regard to the scale, density, massing, height, layout, landscape, materials and access of surrounding buildings and areas in general. Development should function well and add to the overall quality of an area by being visually attractive as a result of effective architecture, layout and landscaping. Paragraph 5.1 of the SPD also states that housing extensions should be in keeping with the host property and generally should be subservient to it.

Side extension

Paragraph 5.14 of the SPD recognises that side extensions to houses on corner plots can have an unacceptable impact on the street scene by eroding the space around buildings, presenting a hard edge to the public highway, and undermining strong existing building lines. Three metres would remain between the side extension and the pavement on York Avenue, therefore presenting no issues in terms of eroding the space around buildings or creating a hard edge to the public highway.

However, the single-storey side extension projects approximately 1m forwards of the front elevation and associated building line of no. 2 York Avenue. Building lines contribute to the coherence and uniformity of the streetscape by maintaining a consistent setback and rhythm along the street. Nonetheless, in this context the building line generally relates to two-storey forms. The proposed two-storey side extension is set back from the front elevation of no. 2 York Avenue, therefore preserving the building line and sense of openness. Furthermore, the single-storey aspect would project no further than the existing detached garage and therefore no additional harm would arise over the existing arrangement.

Aside from paragraph 5.14, the proposals constitute a substantial volumetric increase, creating a much larger dwelling. However, given the large amount of space to the side of the application property, there is scope to accommodate a significant increase in size. Furthermore, efforts have been made to present the effect of subservience, such as the 0.5m set back from the front elevation of the host dwelling and the subordinate roof form. This helps to maintain the visual relationship with the adjoining dwelling, no. 7 Woodlands Avenue, whilst preserving the form and massing of the surrounding built environment.

The proposed materials, including red brick, render, roof tiles and UPVC, offer an integrated appearance with the host dwelling, adjoining dwelling, and surrounding houses.

Overall, the side extension is considered to be compatible with the host dwelling and surrounding built environment in terms of its scale, layout, materials and design.

Boundary treatments

The proposal seeks to extend the boundary wall along York Street to block off the existing driveway, as well as the installation of black steel gates, mounted to red brick pillars, on Woodlands Avenue to create a new vehicle entrance. The plans indicate that the existing privet hedge above the boundary wall would be retained.

The existing boundary treatments are an attractive feature on the street scene and therefore their preservation is welcomed. Furthermore, the proposed steel gates are a sleek and traditional design which would complement the existing boundary treatments preserve the character and appearance of the dwelling.

Conclusion

Overall, the design of the proposals are considered to be acceptable and would not harm the character and appearance of the street scene, in accordance with policies DM1 and P3 of the adopted Rochdale Core Strategy, the SPD and the NPPF.

Amenity: DM1 and SPD

The Council's adopted Core Strategy policy DM1 states that proposals need to demonstrate that they do not adversely affect the amenity of residents or users through visual intrusion, overbearing impact, overshadowing or loss of privacy. Furthermore, policy DM1 of the Core Strategy requires development proposals to demonstrate that they will not have a negative impact upon the amenities of future residents and occupiers. Paragraph 5.1 of the SPD states that extensions 'should be carefully designed to protect the amenity of the occupants of adjoining properties.' Additionally, the National Planning Policy Framework (NPPF) advises that planning should always seek to secure a good standard of amenity for all existing and future occupants of land and buildings.

Due to the generous distance between the proposed extension and surrounding houses, no harm would arise to the amenity of neighbouring occupiers. The proposed extension complies with the SPD in terms of separation distances and the relevant maximum standards for two-storey and single-storey rear extensions.

Furthermore, the plans indicate that all habitable rooms would have ample outlook, access to natural light and comply with the Nationally Described Space Standards.

The proposal would not unduly impact on the amenity of the occupants of neighbouring properties in accordance with policies DM1, the SPD and the NPPF.

Highways and Parking: DM1 and T2, Appendix 5

The proposed development includes the creation of a new access off Woodlands Avenue and the relocation of on-site parking. The Council's Highways Officer was consulted and concluded that the proposed changes are unlikely to have any impact upon the highway. In addition, the site retains the maximum standard of two off-street parking spaces. Overall the proposed parking and highways arrangement are acceptable in accordance with policies T2 and DM1.

Recommendation:

Grant subject to the following conditions

1. The development must be begun not later than three years beginning with the date of this permission.

Reason. Required to be imposed by Section 91 of the Town and Country Planning Act 1990 (as amended).

2. This permission relates to the following plans:

- Proposed elevations: DWG23
- Proposed floor plans: DWG21
- Location plan
- Existing and proposed site plans and boundary treatments: DWG20revB

and the development shall be carried out in accordance with these drawings hereby approved.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of development in accordance with the policies contained within the saved Rochdale Unitary Development Plan, the adopted Rochdale Core Strategy and the National Planning Policy Framework.

3. The materials used in the construction of the exterior of the development hereby permitted shall match those used in the construction of the exterior of the existing building in colour, form, type, size and texture.

Reason: In order to ensure a satisfactory appearance in the interests of visual amenity in accordance with policies P3 and DM1 of the adopted Rochdale Core Strategy and the National Planning Policy Framework.

Article 35 Statement

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively to issue the decision without delay.

	Date	Officer
Report Completed	06/05/2025	Signed: Hamish Rigg
Authorisation	09/05/2025	Signed: Ryan Killeen

